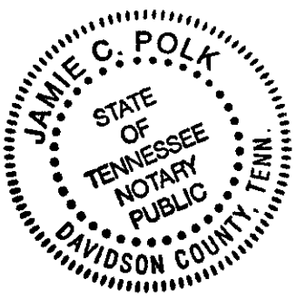
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeffrey S. Grummert	Pinnacle National Bank	Parcel ID:
P.O. Box 293060	211 Commerce Street, Suite 300	08415008100
Nashville, TN 37229	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David Lynn Hart and Abe F. Hart, Jr. and wife, Helen R. Hart

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeffrey S. Grummert, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Castlewood Estates, Section I, as of record in Book 2331, Page 72, Register's Office for said County.

Said Lot No. 37 fronts 150 feet on the northwesterly side of Revere Place, and runs back 262.1 feet on the northeasterly line and 240.6 feet on the southwesterly line to a dead line in the rear, measuring 25 feet thereon.

BEING the same property conveyed to Abe F. Hart and wife, Helen R. Hart and David Lynn Hart by deed from Abe F. Hart, Jr. and wife, Helen Ruth Hart, of record in Book 9991, Page 182, dated March 25, 1996, Register's Office for said County. See also deeds of record in Book 9563, Page 627; Book 9560, Page 620; Book 7992, Page 683; and Book 2858, Page 367, Register's Office for said County.

This conveyance is subject to: (1) all matters set forth in the plat of record in Book 2331, page 72, said Register's Office, and (2) Restrictive Covenants of record in Book 2450, page 469, said Register's Office.

Power of Attorney of record in Instrument 20071113-0132713, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2320 Revere Place, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 11/13/07 09:14 2 pgs
Fees:13.00 Taxes:425.50
20071113-0132714

Witness our hands this 8th day of November, 2007.

David Lynn Hart
David Lynn Hart

Abe F. Hart, Jr. By: David Lynn Hart, AIF
Abe F. Hart, Jr.
By: David Lynn Hart, Attorney in Fact

Helen R. Hart By: David Lynn Hart, AIF
Helen R. Hart
By; David Lynn Hart, Attorney in Fact

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Lynn Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of November, 2007.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Lynn Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Abe F. Hart, Jr. and Helen Ruth Hart as their Attorny in Fact as the free act and deed of the within named Abe F. Hart, Jr. and Helen Ruth Hart.

Witness my hand and official seal this 8th day of November, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.